

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

7/2/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-June 5, 2013 meeting minutes

Old Business:

Case No. BZA-13-0024 – Ground sign in R-3 zoning district – 5217 Dorshire Dr.:

A variance request submitted by AR Realty, for the property located at 5217 Dorshire Dr., lot no. 206 in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign that is approximately 8.5 square feet.

Case No. BZA-13-0025 – Ground sign in R-3 zoning district – 3197 Roesch Blvd.:

A variance request submitted by AR Realty, for the property located at 3197 Roesch Blvd., lot no. 9577 in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign that is approximately 8.5 square feet.

Case No. BZA-13-0026 – Ground sign in R-3 zoning district – 25 Heffron Ct.:

A variance request submitted by AR Realty, for the property located at 25 Heffron Ct., in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign that is approximately 8.5 square feet.

New Business:

Case No. BZA-13-0029 – Cell tower on less than 2 acres - 9247 Seward Rd.:

A variance request submitted by Larry Voyles, for the property located at 9247 Seward Rd., lot no. 9383 in the M-2 zoning district.

The property the cell tower is located on will be split into two lots in the near future. Because of the proposed lot split, the existing cell tower will not comply with the zoning code requirements.

Section 1144.09 (e) of the zoning code states “The minimum size of a parcel on which a tower is located shall be two acres...” The parcel on which the tower is currently located will be less than 2 acres after the proposed lot split is complete.

Case No. BZA-13-0030 – Use variance for office/fitness center– 3630 Mack Rd.:

A variance request submitted by Anne McBride, for Brandywine Court Investors, for the property located at 3630 Mack Rd., lot no. 8185 in the A-1 zoning district.

Section 1145.01 of the zoning code does not allow an office use in the A-1 zoning district. The owners would like to construct an office/fitness center on the parcel, for use by the multi-family adjacent to the property.

Case No. BZA-12-0031 – Pool 1 foot from the property line – 4805 Fairfield Ave.:

A variance request submitted by Steve Hacker for the property located at 4805 Fairfield Ave., lot no. 3207 in the R-1 zoning district.

Section 1193.03 of the zoning code requires swimming pools to be located at least 10 feet from all property lines. The owner is requesting a variance to construct a temporary pool approximately 1 foot from the property line.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File